

**City of Alexandria, Virginia - Attachment 2**  
**CY 2018 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2017 Equalized Assessments (December 31, 2017) to January 1, 2018**

Real Property Classification & (Parcel Count)	2017 Equalized Assessments	2018 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
<b>Locally Assessed Taxable Real Property</b>								
<b>Residential Real Property</b>								
1 Residential Single Family								
2 Detached (9,144)	\$7,688,359,481	<b>\$7,899,772,022</b>	\$211,412,541	<b>2.75%</b>	\$24,566,022	0.32%	\$186,845,937	2.43%
3 Semi-Detached (5,820)	\$3,804,047,314	<b>\$3,928,060,241</b>	\$124,012,927	<b>3.26%</b>	\$8,458,228	0.22%	\$115,554,699	3.04%
4 Row House (6,684)	\$4,298,934,580	<b>\$4,464,118,240</b>	\$165,183,660	<b>3.84%</b>	\$15,780,850	0.37%	\$149,402,810	3.48%
5		-----	-----		-----		-----	
6 <b>Total Single Family (21,648)</b>	\$15,791,341,375	<b>\$16,291,950,503</b>	\$500,609,128	<b>3.17%</b>	\$48,805,100	0.31%	\$451,803,446	<b>2.86%</b>
7								
8 Residential Condominium								
9 Garden (10,584)	\$3,047,473,547	<b>\$3,140,897,688</b>	\$93,424,141	<b>3.07%</b>	\$4,012,450	0.13%	\$89,411,691	2.93%
10 High-Rise (7,764)	\$2,279,550,814	<b>\$2,355,878,707</b>	\$76,327,893	<b>3.35%</b>	\$36,263	0.00%	\$76,291,630	3.35%
11 Residential Cooperative (18)	\$26,529,692	<b>\$27,621,907</b>	\$1,092,215	<b>4.12%</b>	\$0	0.00%	\$1,092,215	4.12%
12 Townhouse (1,477)	\$890,206,881	<b>\$905,214,773</b>	\$15,007,892	<b>1.69%</b>	\$7,096,407	0.80%	\$7,911,485	0.89%
13		-----	-----		-----		-----	
14 <b>Total Residential Condominium (19,843)</b>	\$6,243,760,934	<b>\$6,429,613,075</b>	\$185,852,141	<b>2.98%</b>	\$11,145,120	0.18%	\$174,707,021	<b>2.80%</b>
15								
16 <b>Total Vacant Residential Land (641)</b>	\$112,467,464	<b>\$122,472,027</b>	\$10,004,563	<b>8.90%</b>	\$1,082,381	0.96%	\$8,922,182	7.93%
17	-----	-----	-----		-----		-----	
18 <b>Total Residential Real Property (42,132)</b>	<b>\$22,147,569,773</b>	<b>\$22,844,035,605</b>	<b>\$696,465,832</b>	<b>3.14%</b>	<b>\$61,032,601</b>	0.28%	<b>\$635,432,649</b>	<b>2.87%</b>

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
<b>Locally Assessed Taxable Real Property</b>								
19 <b>Commercial Real Property</b>								
20								
21 Commercial Multi-Family Rental								
22 Garden (212)	\$2,210,139,220	<b>\$2,355,927,162</b>	\$145,787,942	<b>6.60%</b>	\$0	0.00%	145,787,942	6.60%
23 Mid-rise (41)	\$2,047,566,113	<b>\$2,283,023,822</b>	\$235,457,709	<b>11.50%</b>	\$28,212,156	1.38%	\$207,245,553	10.12%
24 High-rise (47)	\$2,607,668,652	<b>\$2,824,464,206</b>	\$216,795,554	<b>8.31%</b>	\$146,394,311	5.61%	\$70,401,243	2.70%
25	-----	-----	-----	-----	-----	-----	-----	-----
26 Total Multi-Family Rental (300)	\$6,865,373,985	<b>\$7,463,415,190</b>	\$598,041,205	<b>8.71%</b>	\$174,606,467	2.54%	\$423,434,738	<b>6.17%</b>
27								
28 Commercial Office, Retail, and Service								
29 General Commercial (694)	\$1,679,763,229	<b>\$1,671,569,363</b>	-\$8,193,866	<b>-0.49%</b>	\$13,405,992	0.80%	-21,599,858	-1.29%
30 Office (518)	\$4,414,737,548	<b>\$4,131,089,307</b>	-\$283,648,241	<b>-6.43%</b>	\$7,132,422	0.16%	-\$290,780,663	-6.59%
31 Office or Retail Condominium (576)	\$521,712,739	<b>\$534,600,296</b>	\$12,887,557	<b>2.47%</b>	\$0	0.00%	\$12,887,557	2.47%
32 Shopping Center (25)	\$599,694,700	<b>\$618,200,500</b>	\$18,505,800	<b>3.09%</b>	\$0	0.00%	\$18,505,800	3.09%
33 Warehouse (138)	\$779,697,792	<b>\$817,444,846</b>	\$37,747,054	<b>4.84%</b>	\$24,840,520	3.19%	\$12,906,534	1.66%
34 Hotel/Motel and Extended Stay (31)	\$781,459,282	<b>\$814,506,068</b>	\$33,046,786	<b>4.23%</b>	\$10,840,000	1.39%	\$22,206,786	2.84%
35	-----	-----	-----	-----	-----	-----	-----	-----
36 Total Commercial Office, Retail and Service (1,982)	\$8,777,065,290	<b>\$8,587,410,380</b>	-\$189,654,910	<b>-2.16%</b>	\$56,218,934	0.64%	-\$245,873,844	<b>-2.80%</b>
37								
38 Total Vacant Commercial and Industrial Land (328)	\$347,007,906	<b>\$386,191,669</b>	\$39,183,763	<b>11.29%</b>	\$7,999,000	2.31%	\$31,184,763	<b>8.99%</b>
39	-----	-----	-----	-----	-----	-----	-----	-----
40 <b>Total Commercial Real Property (2,610)</b>	<b>\$15,989,447,181</b>	<b>\$16,437,017,239</b>	<b>\$447,570,058</b>	<b>2.80%</b>	<b>\$238,824,401</b>	<b>1.49%</b>	<b>\$208,745,657</b>	<b>1.31%</b>
41	-----	-----	-----	-----	-----	-----	-----	-----
42 <b>Total Locally Assessed Taxable Real Property (44,742)</b>	<b>\$38,137,016,954</b>	<b>\$39,281,052,844</b>	<b>\$1,144,035,890</b>	<b>3.00%</b>	<b>\$299,857,002</b>	<b>0.79%</b>	<b>\$844,178,306</b>	<b>2.21%</b>

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
43 <b>Non-Locally Assessed Taxable Real Property</b>								
44								
45 <b>Assessed by State Corporation Commission (SCC)</b>								
46 Gas & Pipeline Distribution Corporation	\$40,331,773	<b>\$42,114,071</b>	\$1,782,298	<b>4.42%</b>	\$0	0.00%	\$1,782,298	4.42%
47 Light & Power Corporation	\$301,806,912	<b>\$302,684,832</b>	\$877,920	<b>0.29%</b>	0	0.00%	877,920	0.29%
48 Telecommunication Company	\$71,427,435	<b>\$73,482,406</b>	\$2,054,971	<b>2.88%</b>	0	0.00%	2,054,971	2.88%
49 Water Corporation	\$58,986,714	<b>\$61,478,368</b>	\$2,491,654	<b>4.22%</b>	0	0.00%	2,491,654	4.22%
50	-----	-----	-----	-----	-----	-----	-----	-----
51 <b>Total SCC Assessed Property</b>	\$472,552,834	<b>\$479,759,677</b>	\$7,206,843	<b>1.53%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$7,206,843</b>	<b>1.53%</b>
52								
53 <b>Assessed by Virginia Department of Taxation (VDT)</b>								
54 Interstate Pipeline Transmission	\$506,198	<b>\$589,638</b>	\$83,440	<b>16.48%</b>	\$0	0.00%	\$83,440	16.48%
55 Operating Railroad								
56 Norfolk Southern Railway Co.	73,404,247	<b>73,414,433</b>	10,186	<b>0.01%</b>	0	0.00%	10,186	0.01%
57 CSX Transportation, Inc.	62,876,135	<b>63,170,372</b>	294,237	<b>0.47%</b>	0	0.00%	294,237	0.47%
58	-----	-----	-----	-----	-----	-----	-----	-----
59 Total Operating Railroads	\$136,280,382	<b>\$136,584,805</b>	\$304,423	<b>0.22%</b>	\$0	0.00%	\$304,423	0.22%
60	-----	-----	-----	-----	-----	-----	-----	-----
61 <b>Total VDT Assessed Property</b>	<b>\$136,786,580</b>	<b>\$137,174,443</b>	<b>\$387,863</b>	<b>0.28%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$387,863</b>	<b>0.28%</b>
62	-----	-----	-----	-----	-----	-----	-----	-----
63 <b>Total Non-Locally Assessed Taxable Real Property</b>	<b>\$609,339,414</b>	<b>\$616,934,120</b>	<b>\$7,594,706</b>	<b>1.25%</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$7,594,706</b>	<b>1.25%</b>
64	-----	-----	-----	-----	-----	-----	-----	-----
66 <b>Grand Total Taxable Real Property Assessments</b>	<b>\$38,746,356,368</b>	<b>\$39,897,986,964</b>	<b>\$1,151,630,596</b>	<b>2.97%</b>	<b>\$299,857,002</b>	<b>0.77%</b>	<b>\$851,773,012</b>	<b>2.20%</b>
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**City of Alexandria, Virginia**  
**CY 2018 TAX EXEMPT REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH**  
**Comparison of 2017 Equalized Assessments (December 31, 2017) to January 1, 2018**

Real Property Classification & (Parcel Count)	2017 Equalized Assessments	2018 Assessments	(\$) Amount of Change	% Change	New Growth (\$)	% New Growth	(\$) Amount of Appreciation	% Appreciation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
67 <b>Tax Exempt Real Property</b>								
68								
69 <b>Governmental</b>								
70 Federal (23)	\$1,058,307,601	<b>\$1,302,220,696</b>	\$243,913,095	<b>23.05%</b>	\$0	0.00%	\$243,913,095	23.05%
71 State (18)	\$243,635,514	<b>\$240,825,286</b>	-\$2,810,228	<b>-1.15%</b>	\$0	0.00%	-\$2,810,228	-1.15%
72 Regional (4)	\$39,252,535	<b>\$39,287,653</b>	\$35,118	<b>0.09%</b>	\$0	0.00%	\$35,118	0.09%
73 Local (819)	\$1,991,113,184	<b>\$2,002,863,991</b>	\$11,750,807	<b>0.59%</b>	\$255,340,605	12.82%	-\$243,589,798	-12.23%
74 WMATA (53)	\$312,348,865	<b>\$314,800,678</b>	\$2,451,813	<b>0.78%</b>	\$0	0.00%	\$2,451,813	0.78%
75	-----	-----	-----	-----	-----	-----	-----	-----
76 <b>Total Governmental (917)</b>	\$3,644,657,699	<b>\$3,899,998,304</b>	<b>\$255,340,605</b>	<b>7.01%</b>	<b>\$255,340,605</b>	<b>7.01%</b>	<b>\$0</b>	<b>0.00%</b>
77								
78 <b>Non-Governmental</b>								
79 Religious (197)	\$506,001,955	<b>\$458,893,941</b>	-\$47,108,014	<b>-9.31%</b>	\$0	0.00%	-\$47,108,014	-9.31%
80 Charitable (70)	351,355,677	<b>364,789,102</b>	13,433,425	<b>3.82%</b>	15,826,816	4.50%	-2,393,391	-0.68%
81 Educational (144)	442,315,745	<b>439,204,522</b>	-3,111,223	<b>-0.70%</b>	15,360,978	3.47%	-18,472,201	-4.18%
82	-----	-----	-----	-----	-----	-----	-----	-----
83 <b>Total Non-Governmental (411)</b>	<b>\$1,299,673,377</b>	<b>\$1,262,887,565</b>	<b>-\$36,785,812</b>	<b>-2.83%</b>	<b>\$31,187,794</b>	<b>2.40%</b>	<b>-\$67,973,606</b>	<b>-5.23%</b>
84	-----	-----	-----	-----	-----	-----	-----	-----
85 <b>Total Tax Exempt Real Property (1,328)</b>	<b>\$4,944,331,076</b>	<b>\$5,162,885,869</b>	<b>\$218,554,793</b>	<b>4.42%</b>	<b>\$286,528,399</b>	<b>5.80%</b>	<b>-\$67,973,606</b>	<b>-1.37%</b>

Office of Real Estate Assessments, January 23, 2018